066.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	940,300 / 940,300
					USE VALUE:	940,300 / 940,300
					ASSESSED:	940,300 / 940,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RANAGHAN STEPHEN D & JEANNINE
Owner 2:	
Owner 3:	
Street 1:	17 EDGEHILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YOUMELL MATTHEW B & KATRINA E -
Owner 2:	-
Street 1:	17 EDGEHILL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Brick Veneer Exterior and 2380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6240.000	512,000	3,300	425,000	940,300
Total Card	0.143	512,000	3,300	425,000	940,300
Total Parcel	0.143	512,000	3,300	425,000	940,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.17 /Parcel: 395.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42536

GIS Ref

GIS Ref

Insp Date 11/09/18

!5692!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	512,000	3300	6,240.	425,000	940,300		Year end	12/23/2021
2021	101	FV	496,200	3300	6,240.	425,000	924,500		Year End Roll	12/10/2020
2020	101	FV	496,100	3300	6,240.	425,000	924,400	924,400	Year End Roll	12/18/2019
2019	101	FV	376,900	3300	6,240.	394,700	774,900	774,900	Year End Roll	1/3/2019
2018	101	FV	376,900	3300	6,240.	394,700	774,900	774,900	Year End Roll	12/20/2017
2017	101	FV	376,900	3300	6,240.	346,100	726,300	726,300	Year End Roll	1/3/2017
2016	101	FV	376,900	3300	6,240.	315,700	695,900	695,900	Year End	1/4/2016
2015	101	FV	361,500	3300	6,240.	279,300	644,100	644,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:37:04

LAST REV

Date	Time
04/16/19	14:57:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5692

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUMELL MATTHEW	63483-177		4/14/2014		720,000	No	No		
ERNST HARRY & L	54690-150		5/14/2010		590,000	No	No		
ERNST HARRY & L	45387-474		6/15/2005	Family	1	No	No		
	8999-247		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	42536
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Measured	372	PATRIOT
10/5/1999	Meas/Inspect	267	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6240		Sq. Ft.	Site		0	70.	0.97	12									425,041						425,000	

Total AC/HA:	0.14325	Total SF/SM:	6240	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,041	Spl Credit		Total:	425,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20910537
Const Adj.:	1.01959801
Adj $ / SQ:	160.264
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	536723
Depreciation:	24689
Depreciated Total:	512034

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

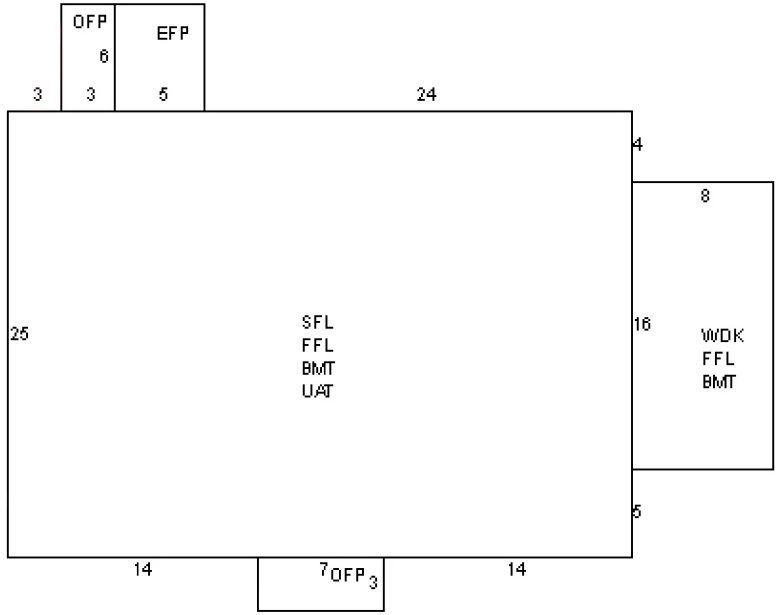
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	176.29
Special Features:	0	Val/Su Net:	155.29
Final Total:	512000	Val/Su SzAd	272.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,003	76.930	77,158
FFL	First Floor	1,003	160.260	160,745
SFL	Second Floor	875	160.260	140,231
UAT	Upper Attic	219	64.110	14,023
WDK	Deck	128	14.080	1,803
OFP	Open Porch	39	44.860	1,750
EFP	Enclos Porch	30	74.020	2,221
	Net Sketched Area:	3,297	Total:	397,931
Size Ad	1878	Gross Area	3953	FinArea 2380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	101			3,300			3,300

More: N | Total Yard Items: 3,300 | Total Special Featues: | Total: 3,300

IMAGE

AssessPro Patriot Properties, Inc